

# The Letter\*

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Autumn 2016 Issue 17

## Welcome back

# Shelley!



We are all delighted to welcome back our much-missed Property Management Administrator Shelley Morris-Green from maternity leave.

Shelley returns to the office after spending a well-deserved break as a new mum with her beautiful baby daughter Hallie and her partner Tom.

Little Hallie is nearly a year old now, after arriving on New Year's Eve in 2015 weighing 7lbs exactly; just in time to see out the old year and welcome in 2016.

We were all thrilled to welcome baby Hallie to the 'Chinneck Shaw' family and it is great to see her mum Shelley return to our Bridge office.

Our director Neil Shaw said: "Shelley is a

popular and valuable member of the team so it's great to see her back.

"Shelley is assured of a warm welcome from us all and we're sure all of our clients and associates will be pleased to see her back in the office too."

Shelley has been with us for nearly eight years. Her duties include general day-to-day property management, accounting, paying the bills and looking after the Bridge office.

Shelley holds a BSc (Hons) in Property Development from Portsmouth University.

Welcome back Shelley – and we hope to see baby Hallie in the office on the odd occasion too!

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# BREXIT AND THE PRS

## - What happens now?



### What does Brexit mean for the Private Rented Sector?

Many landlords and tenants – particularly EU citizens – are uncertain about the future, particularly as the picture seems to change on a near daily basis.

A recent survey from the Association of Residential Letting Agents (ARLA) – of which Chinneck Shaw is a member – found that half of respondents reported some signs of uncertainty from either those looking to rent or those looking to let a property following Brexit.

However, it also found that there has been little real impact on the rental market with limited impact on prices, supply and demand.

According to the National Landlords Association (NLA), about 18 per cent of private renters are EU citizens who currently have the right to freedom of movement.

In a study, it found that a significant proportion of tenants from the EU were ‘genuinely concerned’ about having to uproot themselves post-Brexit.

With the Government set to trigger Article 50 by the end of March next year and final departure likely to be in the summer of 2019, the message for tenants has to be that it is ‘business as usual’.

This will offer reassurance and give as much stability to the market as possible.

ARLA, the Residential Landlords Association (RLA) and National Landlords Association (NLA) are all adept at keeping their members informed.

Reputable lettings agents will also keep abreast of developments surrounding Brexit as well as the wider property market so they can adapt to any long term changes with greater ease.

This, of course, could also include EU regulations about energy, consumer protection and unfair trading.

At Chinneck Shaw, we will be keeping a close eye on developments and are happy to speak about any of these issues to landlords and tenants.

### Gas Safe, not sorry:

With winter upon us, gas safety is one of the main issues of concern as boilers and central heating spark back into life.

Landlords or their lettings agency are legally responsible for the safety of tenants.

Maintenance and checks have to be carried out by an engineer listed with the Gas Safe Register.

Visit [www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk), call 0800 408 5500 or speak to us about arranging Gas Safety Checks for your properties.

### Energy drain:

The cost of implementing energy improvements to meet new Government standards could reach £5,000 per property, according to the RLA.

New laws mean that from 2018 it will be illegal to rent out property with energy efficiency ratings of F and G.

### Taxing news:

Student landlords could be forced to pay business tax if a test case goes ahead.

Student accommodation is currently exempt from business rates but this could change if Liverpool City Council succeeds in arguing that student landlords are ‘profit-making businesses’ and should pay for the public services used by their tenants.



# Cyclists in a **spin** with French fundraiser



Congratulations to the Batten family and friends who raised a staggering £3,658 for Pancreatic Cancer UK from a 490 mile sponsored ride to Paris and back.

Steve Batten, whose company Holdarch Limited is a contractor for Chinneck Shaw, provided valuable team support every mile of the way for his son James and four fellow cyclists.

James was joined by Mathew Goater, Bjay Silver, Jon Elford and Richard Ayres on the Portsmouth to Paris Pancreatic Cancer Charity Cycle.

They travelled via Caen and Evreux before arriving in Paris where they recharged their batteries with a two-night stay – including cycling into the city centre for some sightseeing – before heading back. Steve said: “The group’s motivation and reasoning for completing such an epic challenge was to raise money and awareness for Pancreatic Cancer UK.

“This was in memory of William Elford and Evelyn Elford, who both passed away in 2010 and 2012 of the illness, and were James’ grandparents and Jon’s parents.

“It is with the support of local supermarkets, vehicle hire, cycle shops and companies such as Chinneck Shaw that they managed to raise a staggering £3,658 that will go towards curing and raising awareness of Pancreatic Cancer and its often hidden symptoms.”

Our director Neil Shaw said: “Congratulations to all involved for raising such a superb total for such a worthwhile charity. It was a privilege to be able to support the team.”

To find out more about Pancreatic Cancer UK visit [www.pancreaticcancer.org.uk](http://www.pancreaticcancer.org.uk).

To donate to James and the other cyclists please go to [www.justgiving.com/fundraising/JamesBatten](http://www.justgiving.com/fundraising/JamesBatten)



## Going Underground: Safe deposit:

Rental costs may be on track for an increase in parts of London with the new 24-hour Tube services.

A quarter of Association of Residential Letting Agents (ARLA) members in London and the South East expect to see some rent increases around Tube stations connected to the round the clock lines.

There are some 3.426m deposits protected across England and Wales, according to the Tenancy Deposit Scheme.

According to its latest figures that represented an increase of 360,000 over the year with the total value of deposits protected at a massive £3.567bn - an increase of £379m over the year.

# Meet the staff

- Welcome to a newly launched feature for The Letter: Meet the Staff! .....

## Tim Bourne

Name: Tim Bourne

Position: Sales Manager

Responsibilities: Tim has wide variety of duties, from valuing and placing properties onto the market, managing sales from day one through to their completion, and handling all of the day to day housekeeping issues in between.

What you love about your job: Tim still gets a kick out of helping people move into a new home, and enjoys meeting some lovely families too.

Hobbies and interests: Tim has two teenage lads to keep him on his toes, and enjoys DIY along with anything motorsport related.

Favourite Book: Bobby Robson's autobiography Farewell but Not Goodbye. | Favourite film: Flushed Away | Favourite TV show: Life on Mars and Top Gear. | Favourite music: Won't Get Fooled Again by The Who, as long it is played a full volume! | Favourite place: The beach at Hill Head on a summer's evening. | Favourite meal: Roast beef, and fish and chips.

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# Saddle up for Le TOUR

Excitement is growing that Portsmouth could host the iconic Tour de France in 2019.

Portsmouth City Council says the 'once in a generation' opportunity would represent a huge boost for the local economy and really place the area on the map.

It has lodged a dossier with the Government and hopes to be awarded £2m to prepare a bid for the Tour's Grand Depart in Britain in 2019.

Portsmouth would link up with the French city of Caen and stage a route for riders along the south coast before they head along the beaches

of Normandy – commemorating the 75th anniversary of D-Day.

The council estimates that the Tour would bring some £100m to Portsmouth and Caen through increased visitor numbers and spend.

With the success of the America's Cup, this would be another tremendous feather in the area's cap. Now the Government just has to get on its bike and give the go-ahead to start work on a bid!



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